



Sustainable Energy Financing Platform Austria

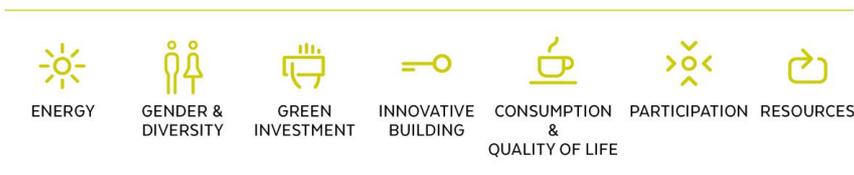
Experiences in bridging the gap between Investors and Project Developers
Webinar 27th June 2019

Katharina Muner Sammer, Gerhard Bayer,
Austrian Society for Environment and Technology (ÖGUT)



■ **Austrian Society for Environment and Technology (ÖGUT) – www.oegut.at**

- ◆ Non-profit organization – platform for sustainable development (since 33 years)
- ◆ 100 organizations and institutions (business, administration, environmental advocacy).
- ◆ Topics:

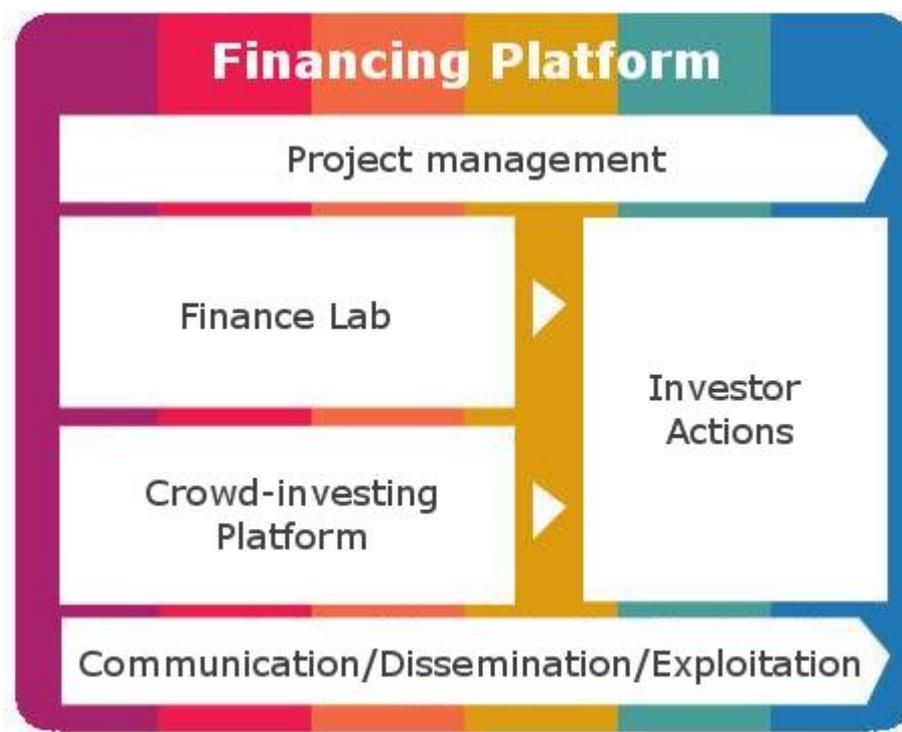


■ **Energy Changes Projektentwicklungs GmbH – www.energy-changes.com**

- ◆ Finance/Engineering/Technical/Policy/Strategic Advice
- ◆ References in over 30 countries!
- ◆ Topics: renewable energy, energy efficiency and GHG mitigation activities



SEFIPA – Work plan



Financing instruments

Business models for shared PV facilities



Business models for internal consumption of power from shared PV facilities on multiple-occupancy buildings

Financing PV in the commercial sector



A backstop tariff is designed to simplify financing PV facilities for commercial consumers

Tax incentives for energy efficiency in buildings



Developing proposals for the Austrian Government

Facilitators for Energy Performance Contracting Projects



Facilitators' Services for Energy Performance Contracting Projects as Support for Local municipalities

Energy consumption monitoring



Introducing an energy consumption monitoring system as an energy-efficiency measure

Coordinating grant arrangements



Linking up grant arrangements for investments in renewable sources of energy and energy efficiency in the hotel and tourism sector

Heat supply contracting for blocks of flats



Heat supply contracting as a business and financing model for sustainable energy supply systems in blocks of flats

Sustainable real-estate funds



Proposals for incorporating sustainability criteria at real-estate funds

Austrian Climate Bond



Proposal for an Austrian Green Bond

Selected SEFIPA results

- ◆ Crowd4Energy
- ◆ Sustainable real-estate funds: Proposals for incorporating sustainability criteria
- ◆ Heat supply contracting for blocks of buildings
- ◆ Financing PV at multi family houses by own consumption



Crowd4Energy

- ◆ Platform for the financial contribution to SE projects in Austria
- ◆ Subordinated loans
- ◆ Projects: focus on SMEs
- ◆ Project pipeline (Leads): E-mobility, PV-roof tops, small scale energy efficiency
- ◆ Investment volume per project: 50.000 to 300.000 EUR
- ◆ Approved for the Austrian and German Financial market
- ◆ Investments from 250 EUR



ABGESCHLOSSENE PROJEKTE



Bioenergiepark München Ost

IntelligentEnergy AG & Co. KG

Volumen:	783.000 Euro
Laufzeit:	5 J
Zins:	5,50 %
Tilgung:	Annuität

Bereits finanziert: 624.500 €

80%

Weitere Informationen >



PV Berglandmilch

CC PV 1 GmbH & Co KG

Volumen:	150.000 Euro
Laufzeit:	5 J
Zins:	4,00 %
Tilgung:	Endfällig

Bereits finanziert: 150.000 €

300%

Weitere Informationen >



Kleinwasserkraft am Wiener Neustädter Kanal

Unser Kraftwerk UK-Naturstrom GmbH

Volumen:	300.000 Euro
Laufzeit:	5 J
Zins:	4,50 %
Tilgung:	Annuitätisch

Bereits finanziert: 300.000 €

600%

Weitere Informationen >

HERZLICH WILLKOMMEN!

Sustainable real-estate funds: Proposals for incorporating sustainability criteria

- ◆ In 2018 additional EUR 766.5 million were invested in real estate funds raising the total volume of these funds to EUR 8.3 billion (VÖIG).
- ◆ SEFIPA advises real estate funds applying sustainability criteria for their buildings
- ◆ Results:



- Fund volume EUR 227 million was certified by the “Austrian Eco-Label for real estate funds in 2019.
- Fund volume EUR 132 million will introduce the “Austrian Eco-Label for real estate funds” in 2019/20 (renovation plan was developed by the SEFPA-team).

klimaaktiv



- ◆ Specific result: **further guidelines** how to make buildings in real estate funds **more energy efficient**.



Heat Supply Contracting: Pilot project SMART Block Geblergasse, Vienna

- ◆ Technical solution: Therm. Retrofitting, seasonal heat storage by deep drillings, solar, heat pumps, SPF >6
- ◆ Organizational solution: joint energy system for a block of building: economy of scale and gaining synergies
- ◆ Missing link: business model for investing and operating



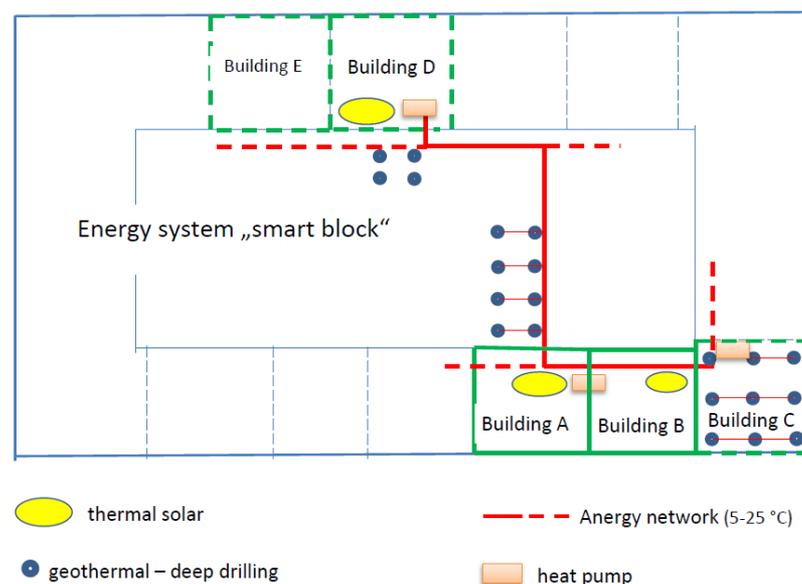
Pilot project SMART Block Geblergasse in 1170 Vienna, where the Anergie network is being built

split incentive tenant - landlord!

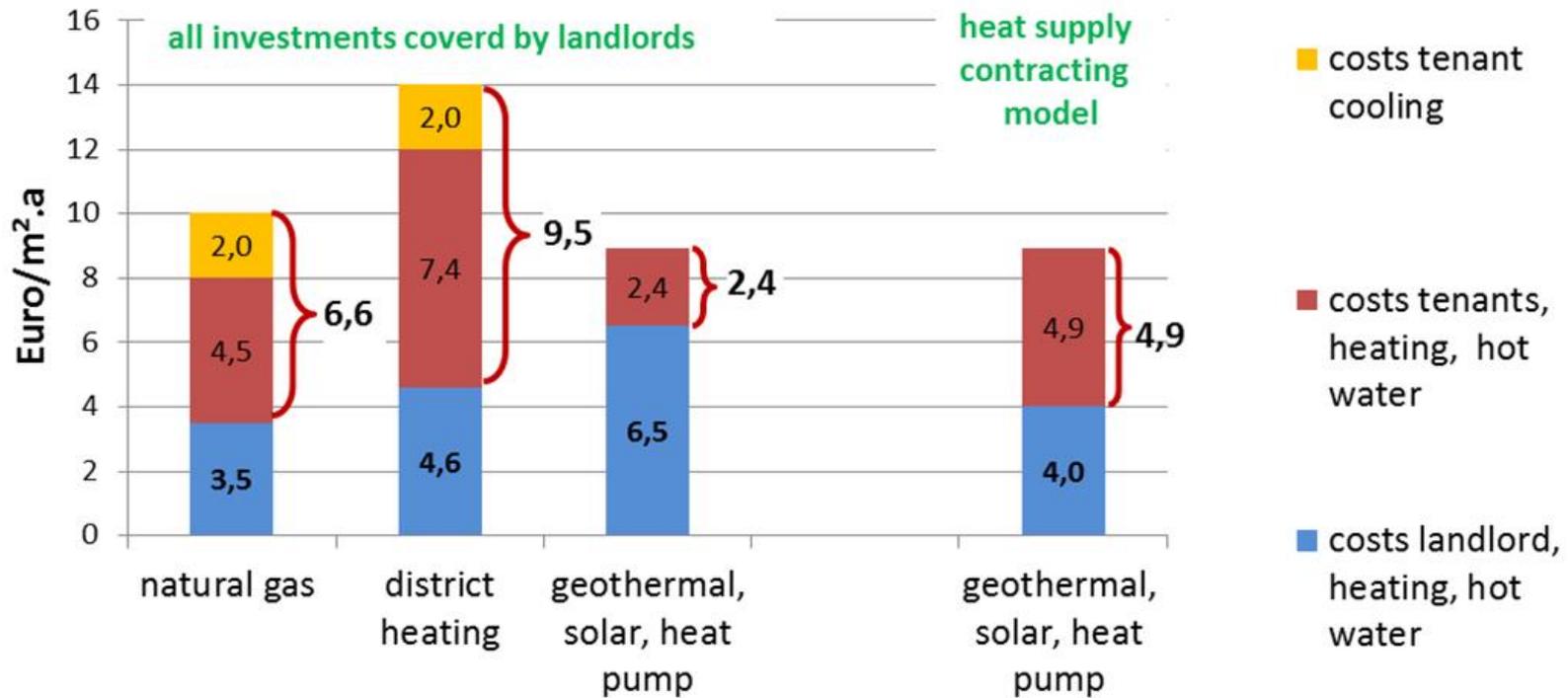


Pilot project: facts

- ◆ Block of 18 tenement houses
- ◆ Phase I: 6 buildings are participating, Start of construction: spring 2018
- ◆ 85% Energy savings (20 vs. 157 MWh/a)
- ◆ Bid invitation: 5 Contractors submitted an offer
- ◆ Contractor with best offer started construction in 2018



Full costs for a typical retrofitted Viennese building, prices 07/2017 all investments covered by landlords versus contracting model



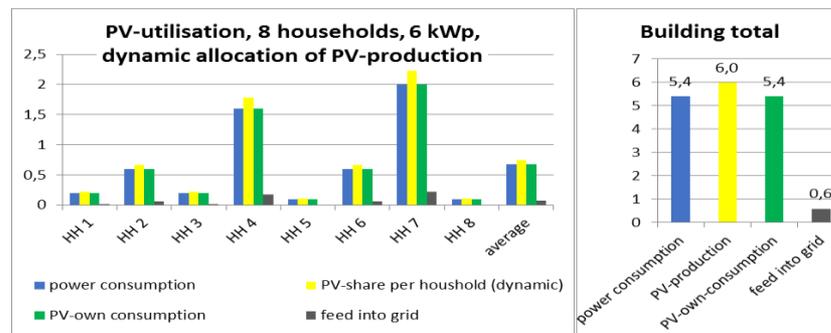
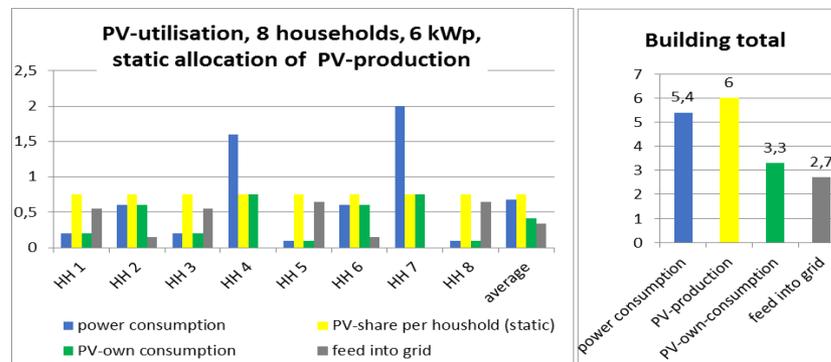
Conclusion

- ◆ Full costs of different heating systems are unknown by landlords and tenants (boiler service and maintenance, chimney sweep, ...)
- ◆ Business model “Heat supply contracting” unknown at small private building owner
- ◆ Heat supply contracting can solve the split incentive between tenant and landlord (Austrian tenancy law forbids sharing of investment costs)
- ◆ Sustainable energy system is cheaper than district heating system (full cost of 20 year)



Financing PV at multi family houses by own consumption

- ◆ Suggestions for amendment of the Austrian Electricity law, by SEFIPA (implemented June 2017)
- ◆ National wide information platform and advisory service for pilot projects together with Austrian PV-association



Solution

- ◆ All households in a multi family house can use the PV-electricity as own consumption
- ◆ Only one joint PV-facility and network operator subtracts the aliquot PV contingent (in kWh) of each household from their electricity bill.
- ◆ Broad information campaign for target groups (building owner, property management, housing associations, tenants, PV plant developer)
- ◆ Information platform
www.pv-gemeinschaft.at 
- ◆ Elaboration of 5 business models for PV plant investors, model contracts, support of pilot projects



Contact

Österreichische Gesellschaft für Umwelt und Technik (ÖGUT)/Austrian Society for Environment and Technology

Katharina Muner-Sammer PhD

Scientific Project Manager

katharina.muner-sammer@oegut.at

DI Gerhard Bayer

Scientific Project Manager

gerhard.bayer@oegut.at

www.sefipa.at

www.oegut.at

